

P/14/1019/FP

MS LINDA SCOTT

WARSASH

AGENT: STUDIO FOUR
ARCHITECTS

PROPOSED GROUND AND FIRST FLOOR EXTENSION TO EXISTING LINK BETWEEN THE ORIGINAL BUILDING AND MODERN EXTENSION WITH A NORTH FACING DORMER WINDOW TO ACCOMMODATE NEW PLATFORM LIFT BETWEEN FLOORS

101 BROOK LANE WARSASH SOUTHAMPTON SO31 9FE

Report By

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Introduction

This, and the listed building consent application following this report, P/14/1020/LB refers, relate to a Grade II Listed Building at 101 Brook Lane.

Only one letter of objection has been received in respect of this application, however, due to commitments made prior to changes to the delegation scheme taking effect, this submission is referred to the Planning Committee Meeting.

Site Description

The application site lies on the western side of Brook Lane, which is a primarily residential street in Warsash comprising a mix of housing. The site is defined on the Fareham Proposals Map as Countryside.

The property boundary consists of other residential properties to both sides and Brook Avenue to the rear of the site.

The site slopes down gradually from Brook Lane to the Little Brook stream by about 3m, it then slopes up steeply from the stream to Brook Avenue by some 4m.

The site currently consists of a detached building designated as a Grade II Listed Building, which is used as a residential care home accessed from Brook Lane.

Description of Proposal

Planning permission is sought for a ground and first floor extension to an existing link between the original structure and a modern rear extension, including a blind dormer window to accommodate a new platform lift and a staffroom within the first floor space.

There is a requirement under fire regulations and building regulations to provide a lift at the premises in relation to the existing circulation and escape routes throughout the care home. As a result Hampshire Fire & Rescue Service have issued a 'Notification of Fire Safety Deficiencies'.

A further key issue is staff circulation. At present a member of staff moving from a first floor bedroom in the north wing to one in the central wing would have to go down to the ground floor and then climb back up again. This is not only inefficient and time-consuming, but also puts undue strain on staff, limits the recruitment of ambulant disabled staff and reduces response times in case of emergencies or evacuation.

Finally there is also the issue of the long-term wellbeing of the elderly residents themselves. Not having adequate wheelchair access to the first floor prevents residents from continuing to access their first floor bedrooms if they become wheelchair-bound, meaning they are forced to move, which may not be their preference and would not be feasible if all ground floor rooms are occupied.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS6 - The Development Strategy

CS14 - Development Outside Settlements

CS17 - High Quality Design

Development Sites and Policies

DSP2 - Design

DSP4 - Impact on Living Conditions

DSP6 - Protecting and Enhancing the Historic Environment

Relevant Planning History

The following planning history is relevant:

<u>P/14/1020/LB</u>	PROPOSED GROUND AND FIRST FLOOR EXTENSION TO EXISTING LINK BETWEEN THE ORIGINAL BUILDING AND MODERN EXTENSION WITH A NORTH FACING DORMER WINDOW TO ACCOMMODATE NEW PLATFORM LIFT BETWEEN FLOORS
<u>P/12/0325/FP</u>	SINGLE STOREY EXTENSION TO EXISTING RESIDENTIAL CARE HOME AND ERECTION OF A DOUBLE GARAGE TO THE REAR APPROVE 16/07/2012
<u>P/12/0326/LB</u>	SINGLE STOREY EXTENSION TO EXISTING RESIDENTIAL CARE HOME AND ERECTION OF A DOUBLE GARAGE TO THE REAR APPROVE 16/07/2012
<u>P/05/0313/FP</u>	Erection of Single Storey Detached Outbuilding PERMISSION 22/04/2005
<u>P/95/0032/LB</u>	ERECTION OF REAR CONSERVATORY CONSENT 26/04/1995
<u>P/95/0031/FP</u>	ERECTION OF REAR CONSERVATORY PERMISSION 26/04/1995
<u>P/93/1376/LB</u>	TWO STOREY REAR EXTENSION TO REPLACE EXISTING SINGLE STOREY EXTENSION L BLDING REFUSE 03/02/1994
<u>P/93/1342/FP</u>	ERECTION OF TWO STOREY REAR EXTENSION REFUSE 13/01/1994

<u>P/93/0859/LB</u>	ERECTION OF TWO STOREY REAR EXTENSION L BLDING REFUSE 23/09/1993
<u>P/93/0810/FP</u>	ERECTION OF TWO STOREY REAR EXTENSION REFUSE 02/09/1993
<u>P/91/0803/LB</u>	ALTERATIONS TO REAR EXTENSION CONSENT 21/11/1991
<u>P/91/0752/FP</u>	ALTERATIONS TO REAR EXTENSION PERMISSION 21/11/1991

Representations

One letter of objection has been received from the adjacent neighbours at 103 Brook Lane raising the following concerns:

- The proposed alterations to the north wing would bring the property considerably closer (to within 300mm at one point) to the boundary of our property and this, together with the additional height and massing will be overbearing and cast a long shadow over what is currently a sunlit private space;
- The property has been altered and extended considerably over the years, to the extent that the listed part is now the minor part of the property;
- Loss of amenity and enjoyment of our property.

Consultations

Director of Planning and Development (Conservation) - Several amendments have been received as a result of negotiations with the applicant. No objection is raised to the final agreed scheme.

Planning Considerations - Key Issues

The proposed development would not extend beyond the established boundary of the care home. The extension is proposed behind the existing frontage of the building, located away from the public road and would be partially screened by vegetation. The extension would not be prominent from public vantage points to alter or harm the character or appearance of the street scene or the area. The extension has been sensitively designed not to alter the character or appearance of the host building and its historic significance. Furthermore, a schedule of external materials and other detail will be required to be submitted and agreed with the Council to ensure that the link achieves high quality design.

The extension would be located close to the common boundary with a property at no. 103 Brook Lane. The extension would not incorporate any windows overlooking this property. Furthermore, this neighbouring property has no clear windows on its side elevation facing the proposal that could be harmed by loss of outlook or privacy.

The owners of this property have raised concerns relating to loss of sunlight in the area located to the side of the property, which they use for growing plants etc. Whilst some loss of sunlight in this area is acknowledged, this is not considered material in light of the presence of the existing building. Furthermore the neighbouring property does benefit from a large main garden at the rear, therefore Officers conclude that the loss of sunlight within the area to the side would not cause harm justifying refusal of planning permission.

For the reasons given above, it is considered that this application accords with the local development plan for Fareham and there are no other material considerations to justify refusal. Therefore, conditional permission is recommended.

Recommendation

PERMISSION: Subject to conditions:

1. The development shall begin before 26th March 2018.

REASON: To allow a reasonable time period for work to start, to comply with Section 91 of the Town and Country Planning Act 1990, and to enable the Council to review the position if a fresh application is made after that time.

2. The development shall be carried out in accordance with the following approved documents:

- a) Proposed ground and first floor plans, dwg. no. 03 rev B;
- b) Existing and proposed external views: North East and North West, dwg. no. 04 rev B;
- c) Existing & proposed elevations & proposed sections through extension, dwg. no. 05 rev B;
- d) Existing & proposed South & West elevations, dwg. no. 06 rev B;
- e) Existing & proposed roof layouts, dwg. no. 07 rev B;
- f) Existing and proposed external views: North and North East, dwg. no. 09 rev A;
- g) Existing and proposed South West view, dwg. no. 10 rev A;

REASON: To avoid any doubt over what has been permitted.

3. No development shall take place until the following details have been submitted to and approved in writing by the local planning authority:

- a. samples of all external materials to be used in the development hereby permitted, and
- b. the detailed design of the new lead roof including how it is to adjoin the historic fabric of the building.

The development shall be carried out in accordance with the approved details.

REASON: To safeguard the architectural and historic interests of this Grade II listed building.

4. No development shall take place until details of the proposed windows, including sections of the timber to be used in their construction have been submitted to and approved by the local planning authority in writing. The development shall be carried out in accordance with the approved details.

REASON: To safeguard the architectural and historic interests of this Grade II listed building.

5. Prior to work commencing in relation to the opening of the new link through into the historic roof structure a method statement shall be submitted to the local planning authority specifying in detail;

- a. the proposed alterations to the historic roof structure, including elements to be removed or altered;
- b. the materials and techniques to be used in any works of alteration;
- c. details of techniques and finishes to be used for any re-instatement works.

The development shall be carried out in accordance with the approved details.

REASON: To safeguard the architectural and historic interests of this Grade II listed building.

FAREHAM

BOROUGH COUNCIL



101 Brook Lane
Scale 1:1250

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